Doc #4503

MEMORANDUM

September 27, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-one zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

Referral	Recommendation		
	Approval	Denial	Denial w/o Prejudice
Routine minor deviations	3		1
Minor dwelling unit increases	6	5	
Major new housing; conversions	1	1	
Roof-top additions			
Parking; gas stations		1	
Industrial; chemical storage			
Institutional			1
Commercial; office; business		1	1

A. We recommend approval of three minor deviations.

Z-7228: 721-723R Parker Street, Roxbury - change occupancy form four to five apartments. Unit existing at time of purchase. Urgent need for rental apartments in neighborhood. Z-7191: 31-33 Newcastle Road, Brighton - one story new bedroom-bath addition to two family dwelling to meet family need. Adequate yard remaining. Design review proviso. Z-7222: 9 Hardy Street, South Boston - roof dormer addition to two family dwelling. Rear yard one foot violation technical. Design review proviso.

B. We recommend approval of six minor dwelling unit increases:

1. Z-7190: 102 Union Park Street - conversion of club to apartment unit. Appropriate, desirable, needed in neighborhood. Design review proviso.

2. Z-7221: 496a-496 Columbus Avenue - conversion of lodging house to six apartments. Substantial rehabilitation. Proximity of mini-public parks mitigates open space deficiency. Design review proviso.

3. Z-7238: 617 Massachusetts Avenue, Boston - conversion of lodging house to five apartments. Public mini-park tends to mitigate open space deficiency. Substantial rehabilitation. Design review proviso.

LA3/K/092484

BOARD OF APPEAL REFERRALS September 27, 1984

		Hearing	
1.	Z-7179-7185	10/2/84	Victoria Heights Road Trust Robert Galvin, Trustee 1-214 Victoria Heights Road, Hyde Park
2.	Z-7188	10/2/84	Gina Tarara 261 Metropolitan Avenue, Roslindale
3.	Z-7189	10/2/84	Ramada Inn 225 William F. McClellan Highway, East Boston
4.	Z-7190	10/2/84	Columbus Union Realty Trust 102 Union Park Street, Boston
5.	Z-7191	10/2/84	Fernando Gutierrez 31-33 Newcastle Road, Brighton
6.	Z-7221	10/2/84	Peter C. Gillis 496A-496 Columbus Avenue, Boston
7.	Z-7222	10/16/84	David M. and Ellen T. Duffley 9 Hardy Street, South Boston
8.	Z-7223	10/16/84	636 Beacon Street Trust 636-638 Beacon Street, Boston
9.	Z-7226	10/16/84	Anna Tuzzo 24 Vallaro Road, Hyde Park
10.	Z-7228	10/16/84	Lester Bunyon 721-723r Parker Street, Roxbury
11.	Z-7229	10/16/84	C & H Realty Trust William Hartwick, Trustee 131-135 Navarre Street, Hyde Park
12.	Z-7231	10/16/84	St. Francis Council, K of C 15 St. Andrew Road, East Boston
13.	Z-7235	10/16/84	Pierce Property Limited Partnership 592-598 Columbia Road, Dorchester
14.	Z-7236	10/16/84	Souza Enterprises 451 Centre Street and 428 South Huntington Avenue, Jamaica Plain
15.	Z-7237	10/2/84	David and Karen Goldman 3 Dexter Row, Charlestown
16.	Z-7238	10/2/84	Theodore Pietras, Jr. 617 Massachusetts Avenue, Boston
17.	Z-7239	10/2/84	Joseph Ganame 5260 Washington Street, West Roxbury
18.	Z-7246-7251	10/2/84	Hamilton Realty Co. 140-154B North Beacon Street, Brighton
19.	Z-7256	10/16/84	Mona Boyd 88 West Springfield Street, Boston
20.	Z-7257	10/16/84	Thomas J. Fitzgerald 538-540 Talbot Avenue, Dorchester
21.	Z-7259-7260	10/16/84	Richard L. Casey 112-114 Weld Street, Roslindale

MEMORANDUM

September 27, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Stephen Coyle, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/2/84

Z-7179-7185
Victoria Heights Road Trust
Robert Galvin, Trustee
1-214 Victoria Heights Road, Hyde Park

Existing site: Vacant land

District(s) and Use(s): Site is in a single-family (S-.5) district. Attached single-family dwellings and office building are forbidden uses and community center is a conditional use in a single-family district.

Purpose of petition: Erect 213 attached single-family structures, accessory office building, and community center building.

Violation(s):

Attached single-family dwellings and office building are forbidden uses.

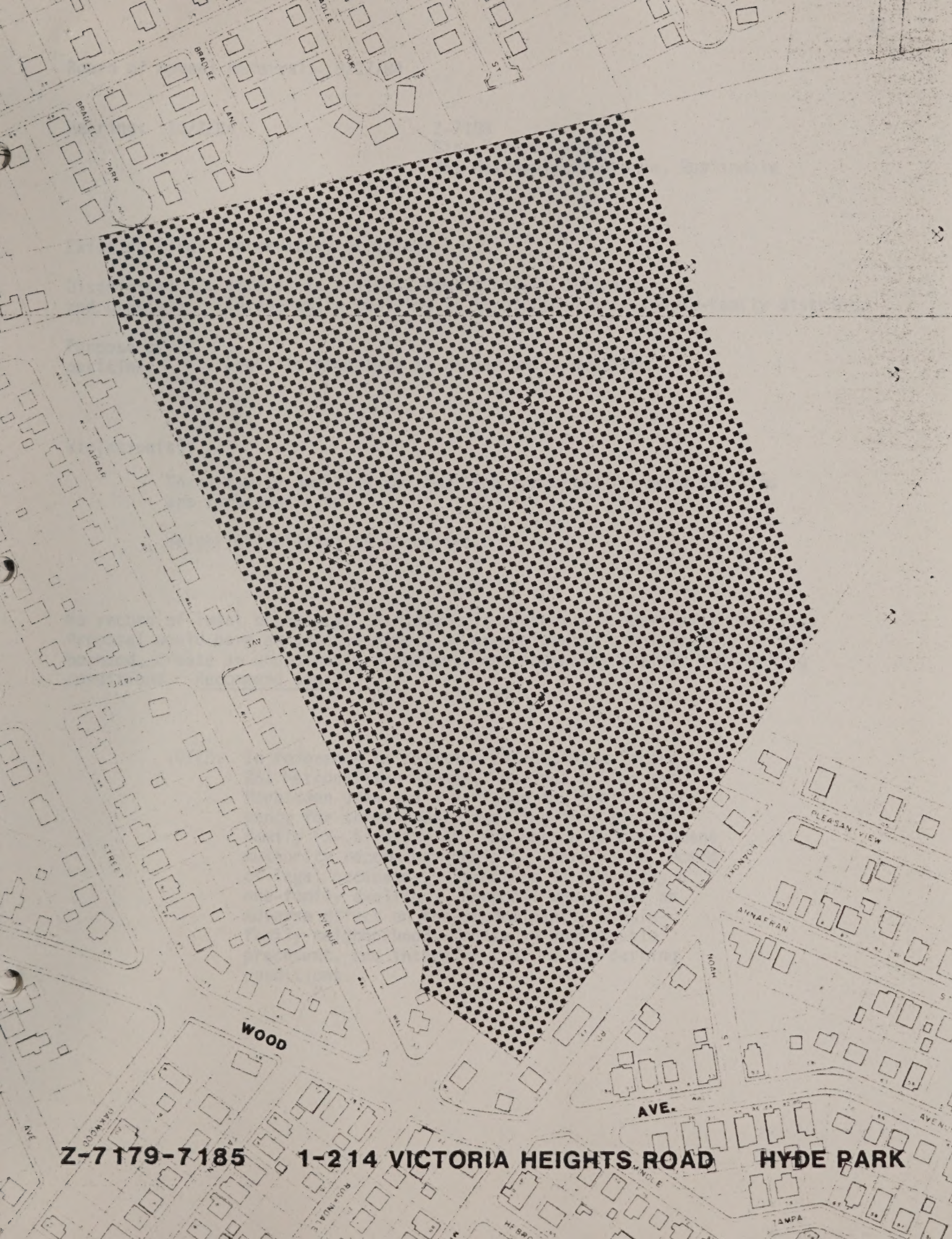
Community center building is conditional use.

Floor area ratio is excessive.

Lot area, access, and front, side, and rear yards are insufficient.

Petitioner has submitted insufficient information to support and justify a development of this magnitude in a single-family zone.

VOTED: In reference to petitions Z-7179-7185, Victoria Heights Road Trust, 1-214 Victoria Heights Road, Hyde Park, for eight forbidden uses, a conditional use, and 42 variances to erect 213 attached single-family dwellings, an office building, and a community center in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Petitioner has submitted insufficient information to support and justify a development of this magnitude in this single-family neighborhood. Granting of variances for attached dwellings would undermine the integrity of the Zoning Code and planning objectives for this neighborhood.



Z-7179-7185 1-214 VICTORIA HEIGHTS ROAD HYDE PARK

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7188
Gina Tarara (owner)
261 Metropolitan Avenue, Roslindale

Existing site: Three-story structure

District(s) and Uses(s): Site is in a single-family (S-.5) district. Three-family dwelling is forbidden use in single-family district.

Purpose of petition: Legalize occupancy as three-family dwelling.

Violation(s):

Three-family dwelling and dwelling converted for more families are forbidden uses.

Height of building is excessive.

No record of legal occupancy. Structure is presently a one-family dwelling. Proposal would have an adverse effect on predominantly single-family neighborhood, create an undesirable precedent, and intensify traffic and parking conditions. Recommend denial.

VOTED: In reference to petition Z-7188, Gina Tarara, 261 Metropolitan Avenue, Roslindale, for two forbidden uses and a variance to legalize occupancy for three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. There is no record of legal occupancy. Structure is presently a one-family dwelling. Proposal would have an adverse effect on the predominantly single-family neighborhood, create an undesirable precedent, and intensify traffic and parking conditions.

Z-7188 261 METROPOLITAN AVE. ROSLINDALE

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7189
Ramada Inn (owner)
225 William F. McClellan Highway,
East Boston

Existing site: Hotel

District(s) and Uses(s): Site is in an industrial (I-2) district. Signs must comply with conditional use requirements.

Purpose of petition: Install two illuminated signs on hotel structure.

Violation(s):

Signs are not allowed over 25 feet above grade.

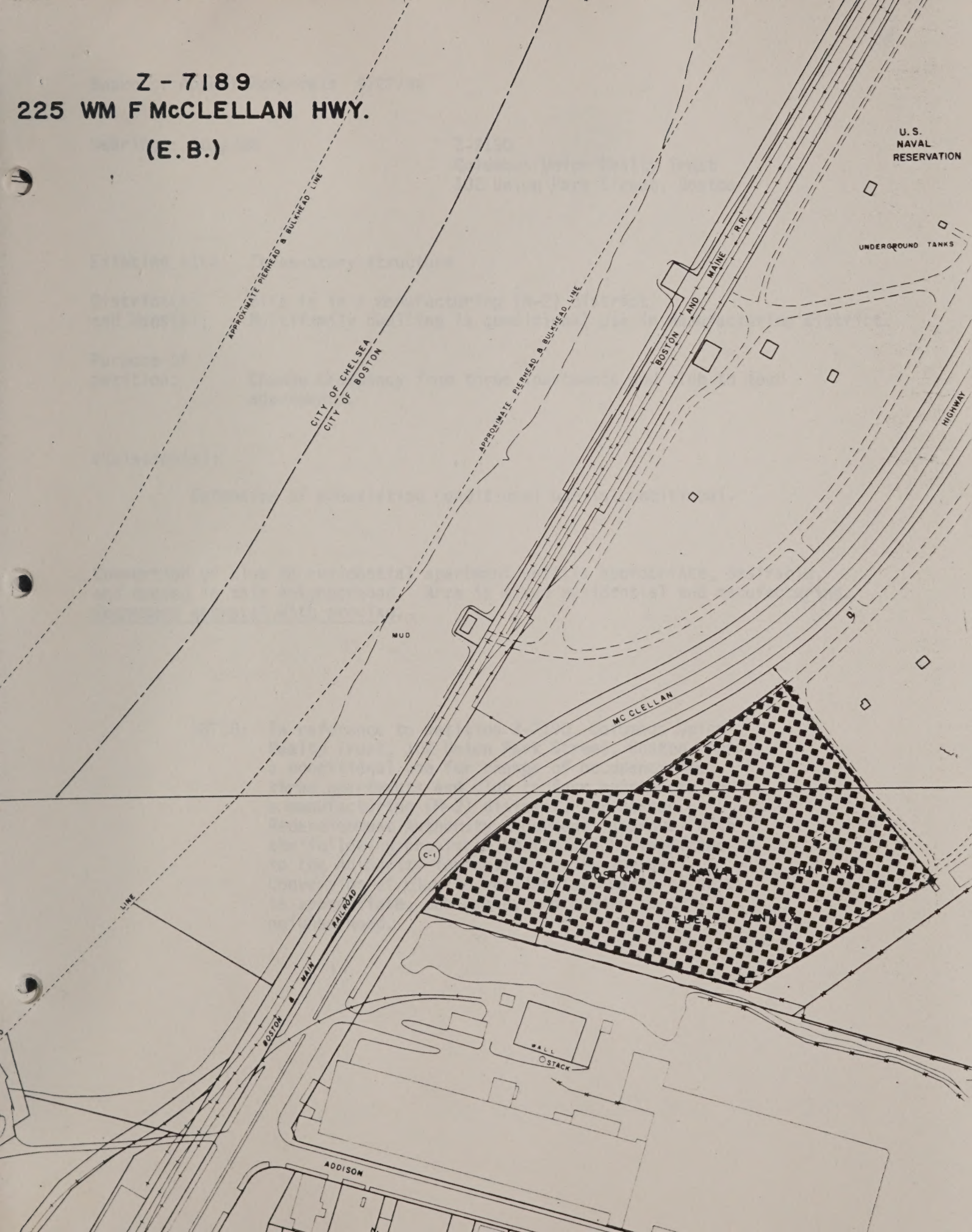
Similar petition was denied by Board of Appeal with Authority concurrence in 1977. Proposed identification signage to be located over 100 feet high would not be visible from Logan Airport and would adversely impact the Orient Heights community. Petitioner should meet with Authority staff to resolve hotel identity problem. Recommend denial.

VOTED: In reference to petition Z-7189, Ramada Inn, 225 William F. McClellan Highway, East Boston, for a conditional use to install two signs on hotel structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Proposed identification signage to be located over 100 feet high would not be visible from Logan Airport and would adversely impact the Orient Heights community. Petitioner should meet with Authority staff to resolve hotel identify problem.

Z - 7189

225 WM F McCLELLAN HWY.

(E.B.)



Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7190
Columbus Union Realty Trust
102 Union Park Street, Boston

Existing site: Three-story structure

District(s) and Uses(s): Site is in a manufacturing (M-2) district.
Multifamily dwelling is conditional use in manufacturing district.

Purpose of petition: Change occupancy from three apartments and club to four apartments.

Violation(s):

Extension of preexisting conditional use is conditional.

Conversion of club to residential apartment unit is appropriate, desirable, and needed in this neighborhood. Area is mixed residential and manufacturing. Recommend approval with proviso.

VOTED: In reference to petition Z-7190, Columbus Union Realty Trust, 102 Union Park Street, Boston, for a conditional use for change of occupancy from three apartments and club to four apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Conversion of club to residential apartment unit is appropriate, desirable, and needed in this neighborhood.

Z-7190 102 UNION PARK ST. BOSTON

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7191
Fernando Gutierrez (owner)
31-33 Newcastle Road, Brighton

Existing site: Two-story structure

District(s) and Uses(s): Site is in a residential two-family (R-.5) district. Two-family dwelling is allowed use in this district.

Purpose of petition: Erect one-story addition to two-family dwelling.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Extension to rear of dwelling will provide family with needed space for bedroom and bath. More than adequate rear yard (30+ feet) will remain to retain light and air for abutting buildings. One abutter has responded and objects to proposal on basis of his loss of privacy in rear yard. Recommend approval with proviso.

VOTED: In reference to petition Z-7191, Fernando Gutierrez, 31-33 Newcastle Road, Brighton, for two variances to erect a one-story addition to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans, inclusive of landscaping screen along rear of property line, be reviewed with abutter and submitted to the Authority for design review approval. Extension to rear of dwelling will provide family with needed space for bedroom and bath. More than adequate rear yard will remain.

Z-7191 31-33 NEWCASTLE ROAD BRIGHTON
FANEUIL
STREET
AVENUE
ROAD
BROOKS
HOBSON
HOBART
BOTHWELL
NEWCASTLE
DONNYBROOK
RANELEGH
CORINNE
OAKLAND
BENNETT
ARLINGTON
HARRIET
DUNCKLEE
DUNBOY
UPCREST
PLAYGROUND

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7221
Peter C. Gillis (owner)
496A-496 Columbus Avenue, Boston

Existing site: Four-story structure

District(s) and Uses(s): Site is in a local business (L-2) district. Six-unit apartment structure is allowed use in local business district.

Purpose of petition: Change occupancy from lodging house and store to six apartments.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Four apartments are existing. Building would be substantially rehabilitated. Proximity of Rutland Square and Concord Square public miniparks tends to mitigate open space deficiency. Recommend approval with proviso.

VOTED: In reference to petition Z-7221, Peter C. Gillis, 496A-496 Columbus Avenue, Boston, for two variances for change of occupancy from lodging house and store to six apartments in a local business (L-2) district, the Boston Redevelopment Authority recommends approval only with the following proviso: that plans be submitted to the Authority for design review approval. Building would be substantially rehabilitated. Proximity of Rutland Square and Concord Square public miniparks tends to mitigate open space deficiency.

Z-7221 496A-496 COLUMBUS AVE. BOSTON

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7222
David M. and Ellen T. Duffley (owners)
9 Hardy Street, South Boston

Existing site: 2½-story structure

District(s) and Uses(s): Site is in residential three-family/multifamily (R-.8) district. Two-family dwelling is allowed use in this district.

Purpose of petition: Erect dormer addition to two-family dwelling.

Violation(s):

Rear yard is insufficient.

Dormer will provide family space. One-foot yard violation is technical. Recommend approval with proviso.

VOTED: In reference to petition Z-7222, David M. and Ellen T. Duffley, 9 Hardy Street, South Boston, for a variance to erect dormer addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.

Z-7222 9 HARDY STREET SOUTH BOSTON

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7223
636 Beacon Street Trust
636-638 Beacon Street, Boston

Existing site: Six-story structure

District(s) and Uses(s): Site is in a general business (B-4) district. Signs must comply with conditional use requirements.

Purpose of petition: Install new sign insert on existing free-standing sign.

Violation(s):

Free-standing sign is not allowed

Presently there is an effort under way by community groups to make signage in the Kenmore Square area more uniform and attractive to contribute to upgrading of the area. Petitioner should consult with staff to comply with this community effort. Recommend denial without prejudice.

VOTED: In reference to petition Z-7223, 636 Beacon Street Trust, 636-638 Beacon Street, Boston, for a conditional use to install new sign insert on existing free-standing sign in a general business (B-4) district, the Boston Redevelopment Authority recommends denial without prejudice. Presently there is an effort under way by community groups to make signage in the Kenmore Square area more uniform and attractive. Petitioner should consult with Authority staff to comply with this community effort.

Z-7223 636-638 BEACON ST. BOSTON
COMMONWEALTH AVE.
BEACON STREET
CHARLESGATE EAST
CHARLESGATE WEST
KENMORE STREET
RALEIGH STREET
DEERFIELD STREET
MTA STATION
PARKING AREA
BACK BAY
MEMORIAL DRIVE
CYCLE & FOOT PATH
MASS. TURNPIKE
LANSDOWNE STREET
AVENUE
GASTON

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7226
Anna Tuzzo (owner)
24 Vallaro Road, Hyde Park

Existing site: vacant lot

District(s) and Uses(s): Site is in a single-family (S-.5) district.
Two-family dwelling is forbidden use in single-family district.

Purpose of petition: Erect two-family dwelling.

Violation(s):

Two-family dwelling is forbidden use.

Lot area and front yard are insufficient.

Proposed two-family dwelling would be contrary to the primarily one-family area and would generate similar unwanted developments intensifying traffic and parking in the neighborhood. Abutter has expressed opposition. Recommend denial.

VOTED: In reference petition Z-7226, Anna Tuzzo, 24 Vallaro Road, Hyde Park, for a forbidden use and two variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed two-family dwelling would be contrary to the primarily one-family area and would generate similar unwanted developments intensifying traffic and parking in the neighborhood.

Z-7226 24 VALLARO ROAD HYDE PARK
SANFORD STREET
RIVER ROAD
POND
VALLARO
MILTON PL
MILTON RD.
COMO
DANNY
MARION ST
AVENUE
ERNEST
SOLARIS
ROAD
BOSTON
CITY
OF
TOWN
OF
DEDHAM
FARRINGTON ST.
CHESTERFIELD
EDSON
EDSON TERR
IMBARO
ROAD
STREET
NORTON
REYNOLD
MANILA
AVE
ST.

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7228
Lester Bunyon (owner)
721-723r Parker Street, Roxbury

Existing site: Two-story structure

District(s) and Uses(s): Site is in apartment multifamily (H-1) district. Conversion to five family dwelling is forbidden use.

Purpose of petition: Change occupancy from four- to five-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Area is mixed - three-family and multifamily residential and local business. Proposal will legalize a condition existing at time of purchase last December. Urgent need for rental units exists in neighborhood. Recommend approval.

VOTED: In reference to petition Z-7228, Lester Bunyon, 721-723r Parker Street, Roxbury, for a forbidden use and three variances for change of occupancy from four- to five-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Area is mixed three-family and multi-family residential and local business. Proposal will legalize a condition existing at time of purchase last December. Urgent need for rental units exists in neighborhood.

Z-7228 721-723R PARKER ST. ROXBURY

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7229
C & H Realty Trust
William Hartwick, Trustee
131-135 Navarre Street, Hyde Park

Existing site: Vacant land

District(s) and Uses(s): Site is in a single-family (S-.5) district.
Two-family dwelling is forbidden use in single-family district.

Purpose of petition: Erect two-family dwelling.

Violation(s):

Two-family dwelling is forbidden use.

Proposed two-family dwelling is inappropriate and inconsistent with predominantly single-family street. It would be an unwanted precedent. Recommend denial.

VOTED: In reference to petition Z-7229, C & H Realty Trust, 131-135 Navarre Street, Hyde Park, for a forbidden use to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed two-family dwelling in inappropriate and inconsistent with predominantly single-family street. It would be an unwanted precedent.

Z-7229 131-135 NAVARRE ST. HYDE PARK

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7231
St. Francis Council, K of C
15 St. Andrew Road, East Boston

Existing site: One-story structure

District(s) and Uses(s): Residential two-family (R-.5) district. Nursery school is conditional use and club is legal nonconforming use in residential two-family district.

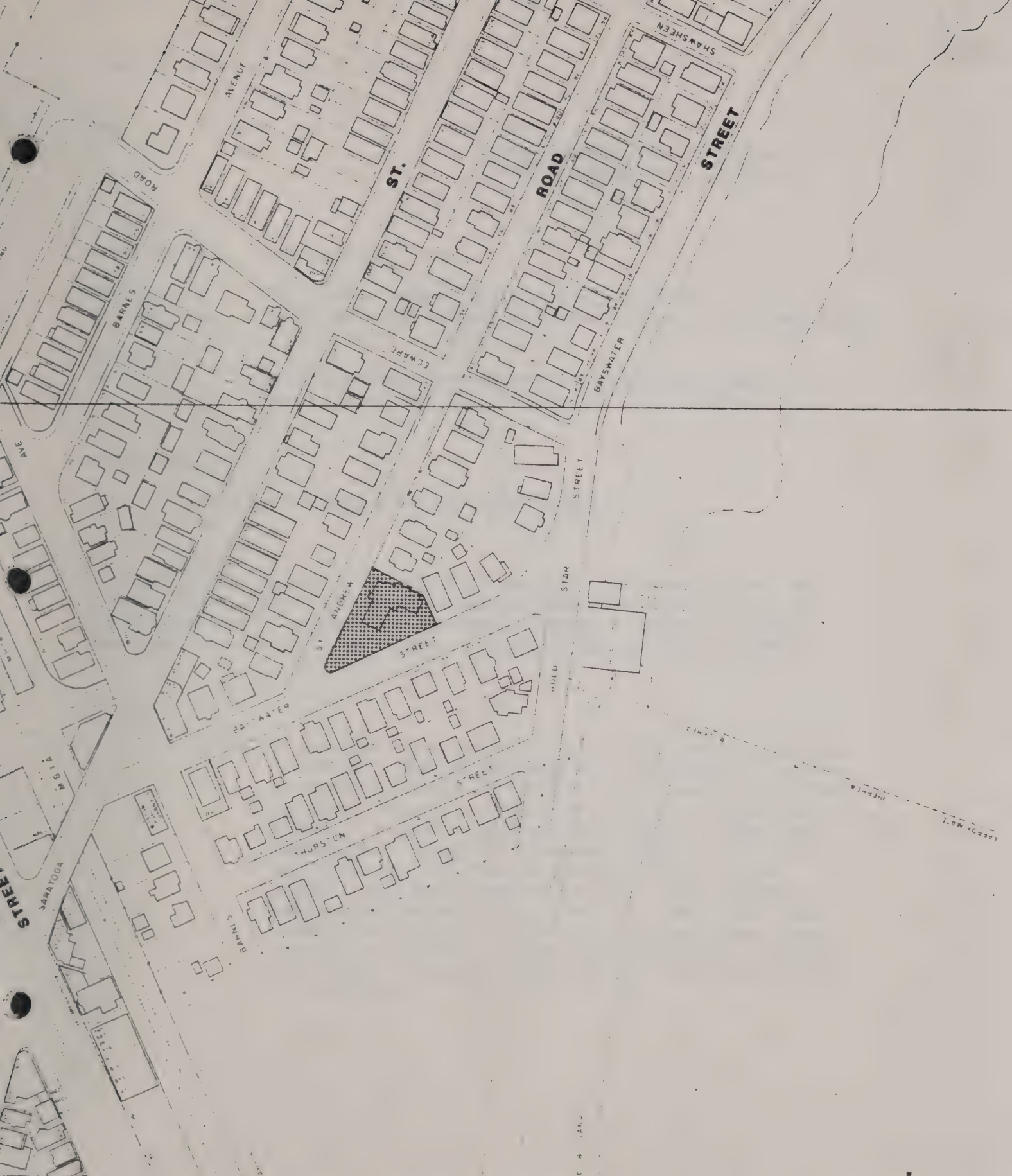
Purpose of petition: Change occupancy from club to club and nursery school.

Violation(s):

Nursery school is conditional use.

Site is located at intersection of Bayswater Street. Nursery school for 25 children in each of two daily sessions is proposed in this residential neighborhood. Residents are adamantly opposed because of potential traffic, parking, and congestion problems. Recommend denial without prejudice.

VOTED: In reference to petition Z-7231, St. Francis Council, K of C, 15 St. Andrew Road, East Boston, for a conditional use for change of occupancy from club to club and nursery school in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located at intersection of Bayswater Street. Nursery school for 25 children is proposed in this residential neighborhood. Residents are adamantly opposed; their concerns are traffic, parking, congestion. A nursery school at this site should serve only families living in neighborhood and may be an acceptable use under restricted conditions. Petitioner should meet with residents to resolve differences, establish traffic controls, and determine service area.



Z-7231 15 ST. ANDREW ROAD EAST BOSTON

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7235
Pierce Property Limited Partnership
592-598 Columbia Road, Dorchester

Existing site: Three-story structure

District(s) and Uses(s): Site is in a general business (B-2) district. Live-in artists' studios and retail stores are allowed uses.

Purpose of petition: Change occupancy from commercial studios and retail to eleven live-in artists' studios and retail stores.

Violation(s):

Lot area and open space are insufficient.

This project has been a joint effort of the Jones Hill Association, the Board of Trade, the Dorchester Bay Economic Development Corporation, and the Neighborhood Development and Employment Agency. Community meetings have been conducted with developers. Recommend approval with proviso.

VOTED: In reference to petition Z-7235, Pierce Property Limited Partnership, 592-598 Columbia Road, Dorchester, for three variances for change of occupancy from commercial studios and retail to eleven live-in artists' studios and retail stores in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. This project has been a joint effort of the Jones Hill Association, the Board of Trade, the Dorchester Bay Economic Development Corporation, and the Neighborhood Development and Employment Agency. Community meetings have been conducted with the developers.

Z-7235 592-598 COLUMBIA ROAD DORCHESTER
NORFOLK
AVENUE
COURT
FRANKLIN
PARKING AREA
MASSACHUSETTS
AVENUE
BOSTON
COTTAGE
STREET
ELDER
STREET
EDWARD EVERETT SQUARE
EASTMAN
STREET
CAWFIELD
STREET
GROOM
STREET
BELDEN
STREET
GENE
STREET
STREET
STREET
WENDOVER
STREET
HOLDEN
STREET
STREET
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STREET
STREET
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SUMNER
TERRACE
CONRAD
STREET
EAST
STREET
HAMLET
STREET
STREET
REPORT OFFICE
U P H A M
CORNER STA
ANNABEL
STREET
WILLIS
STREET
U P H A M S
CT
BELDEN
SQ
WENDOVER
BELDEN
STREET
STREET
STREET
DUDLEY
RAMSEY
COLUMBIA
UPHAM'S
CORNER
NORTH
DORCHESTER
CEMETERY
ANNAPOLIS
STREET
ALVAN
TERRACE
SUMNER
PARK
STOUGHTON

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7236
Souza Enterprises (owner)
451 Centre Street and
428 South Huntington Avenue, Jamaica Plain

Existing site: One-story structure

District(s) and Uses(s): Site is in a local business (L-.5) district. Gas station is legal nonconforming use and 24-hour minimarket is conditional use in local business district.

Purpose of petition: Change occupancy from gas service station to same and 24-hour food market.

Violation(s):

Reconstruction of nonconforming use is conditional.

Food market open 24 hours is conditional use.

Front and rear yards are insufficient.

Twenty-four-hour operation of this facility could create a possible nuisance and have an adverse impact on the mixed residential—local business area. Hyde Square merchants are also opposed to the 24 hours. Mix of convenience/food market with gas service station would generate traffic conflicts and congestion on right of way. Planning goal for area is to encourage pedestrian-oriented commercial activity. Recommend denial.

VOTED: In reference to petition Z-7236, Souza Enterprises, 451 Centre Street and 428 South Huntington Avenue, Jamaica Plain, for reconstruction of nonconforming use, a conditional use, and two variances in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Twenty-four-hour operation of the food market facility would create a nuisance and have an adverse impact on the mixed residential—local business area. Hyde Square merchants are also opposed to the 24-hours. Mix of gas service station and convenience/food market would generate traffic conflicts and congestion. Planning goal for area is to encourage pedestrian-oriented commercial activities.

PERSHING
HALIFAX
MORAINE
PERKINS
SOUTH HUNTINGTON
AVENUE
STREET
ROAD
TERRACE
PARKWAY
AVENUE
Z-7236 451 CENTRE ST.
428 SOUTH HUNTINGTON AVE.
JAMAICA PLAIN

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7237
David and Karen Goldman (owners)
3 Dexter Row, Charlestown

Existing site: Three-story structure

District(s) and Uses(s): Site is in a general business (B-2) district. Three-family dwelling is an allowed use in general business district.

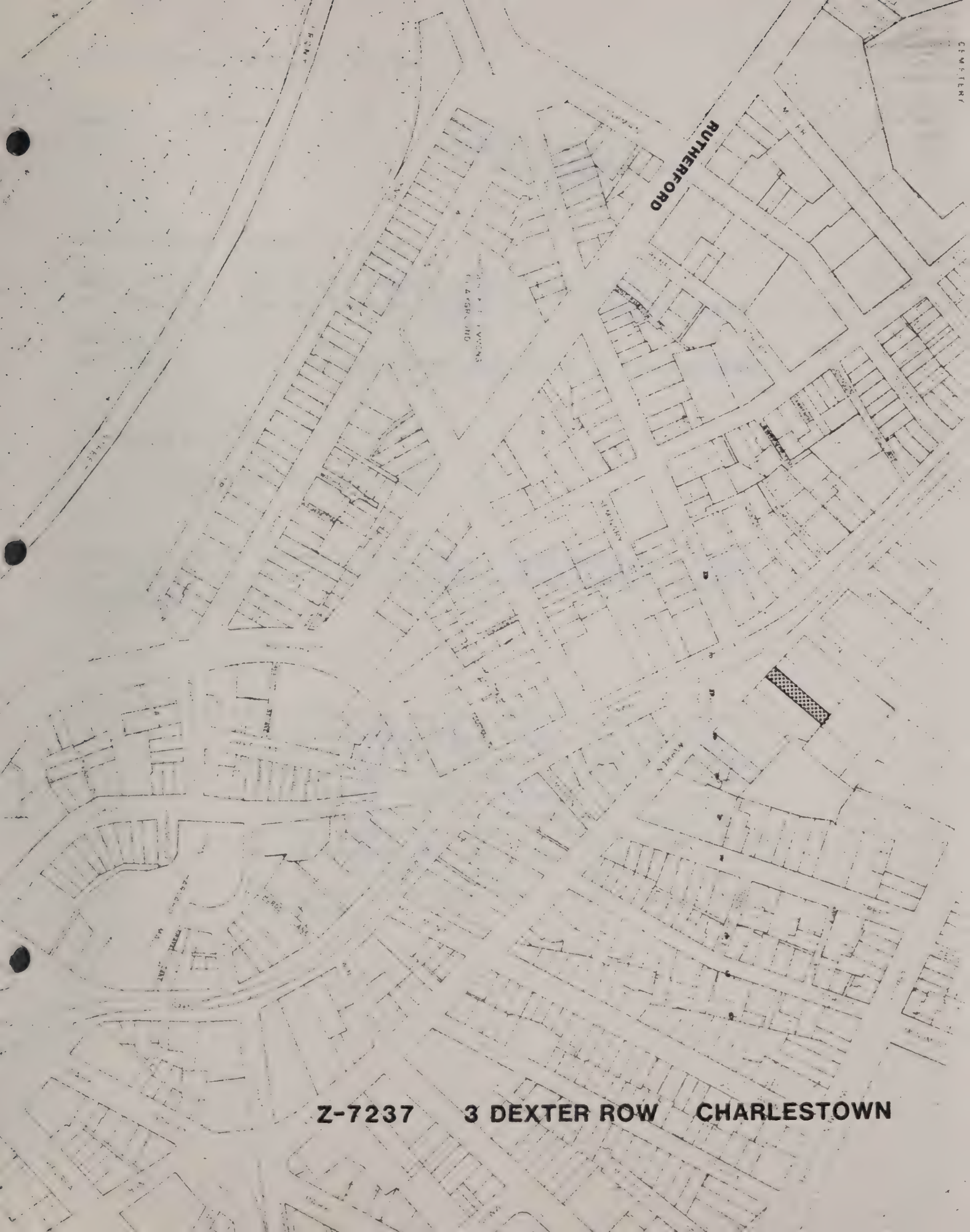
Purpose of petition: Legalize occupancy for three-family dwelling.

Violation(s):

Lot area is insufficient.

No record of legal occupancy. Former funeral parlor will be converted to desirable residential units, one of which will be occupied by owner. Recommend approval with provisos.

VOTED: In reference to petition Z-7237, David and Karen Goldman, 3 Dexter Row, Charlestown, for two variances to legalize occupancy for three-family dwelling in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no exterior changes; that plans be submitted to the Authority for design review approval. There is no record of legal occupancy. Former funeral parlor will be converted to desirable residential units, one of which will be occupied by owner.



Z-7237 3 DEXTER ROW CHARLESTOWN

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7238
Theodore Pietras, Jr.
617 Massachusetts Avenue, Boston

Existing site: 4½-story structure

District(s) and Uses(s): Site is in a general business (B-2) district. Five-apartment residential use is allowed in general business district.

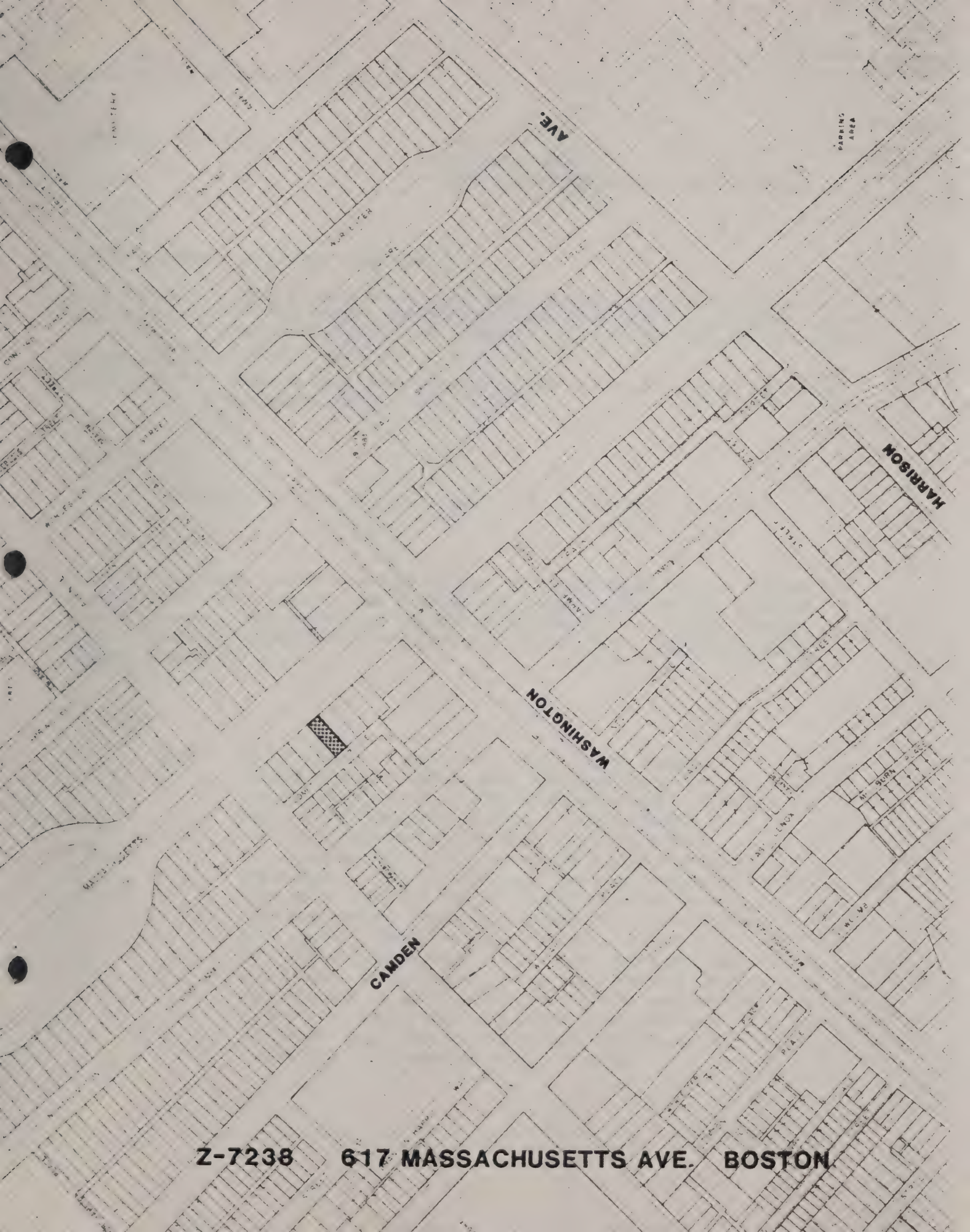
Purpose of petition: Change occupancy from lodging house to five apartments.

Violation(s):

Open space is insufficient.

Structure will be substantially renovated. Public minipark in close proximity to site tends to mitigate open space deficiency. Recommend approval with proviso.

VOTED: In reference to petition Z-7238, Theodore Pietras, Jr., 617 Massachusetts Avenue, Boston, for a variance for change of occupancy from lodging house to five apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that any remaining lodgers be provided relocation assistance; that plans be submitted to the Authority for design review approval. Structure will be substantially renovated. Public minipark in close proximity to site tends to mitigate open space deficiency.



Z-7238 617 MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7239
Joseph Ganame
5260 Washington Street, West Roxbury

Existing site: One-story structure

District(s) and Uses(s): Single-family (S-.5) and local business (L-.5) districts. Office, bakery, and retail are allowed uses in L-.5 district; Accessory parking for commercial uses is not allowed in single-family district.

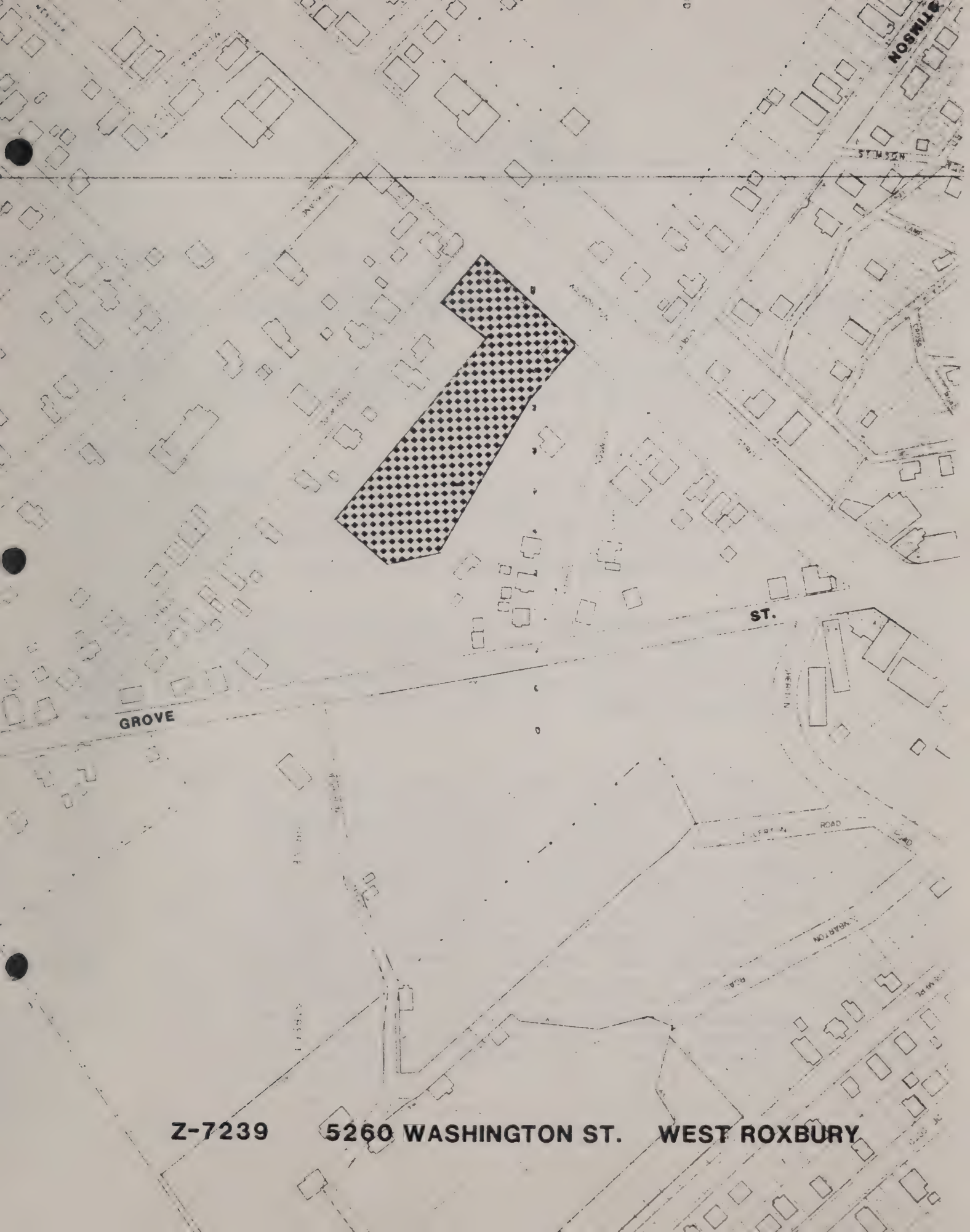
Purpose of petition: Combine lots; erect one-story offices-bakery-retail structure; accessory parking lot.

Violation(s):

Accessory parking is not allowed in S-.5 district.

A serious drainage condition exists on the land proposed to be used for the parking of 78 cars, causing lawn erosion and flooding problems for adjacent property owners. Petitioner has not met with community to discuss development. Abutters' concerns are indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-7239, Joseph Ganame, 5260 Washington Street, West Roxbury, for a forbidden use to erect one-story offices-bakery-retail structure and provide accessory parking in single-family (S-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends denial without prejudice. A serious drainage condition exists on the land to be used for the parking of 78 cars, causing lawn erosion and flooding problems for adjacent property owners. Abutters' concerns are: quantity of fill and drainage properties of soil used, drainage, storm sewer jurisdiction, storm sewer run-off pattern and capacity of main, impact of drainage and ponding on abutting properties, and property maintenance. Petitioner must meet with community to discuss development plans and resolve above concerns.



Z-7239 5260 WASHINGTON ST. WEST ROXBURY

Board of Appeal Referrals 9/27/84

Hearing: 10/2/84

Z-7246-7251
Hamilton Realty Co. (owner)
140-154B North Beacon Street, Brighton

Existing site: Vacant land

District(s) and Uses(s): Residential two-family (R-.5) and local business (L-1) districts. Multifamily dwellings are forbidden use in two-family district.

Purpose of petition: Erect 16 four-unit apartment structures and security office, convenience food store, and swimming pool.

Violation(s):

Multifamily dwelling is forbidden use in R-.5 district.

Lot area, distance between buildings, open space, and front and rear yards are insufficient.

Floor area ratio and height of buildings are excessive.

Sixteen four-unit townhouse structures would be constructed on land presently an eyesore and nuisance to the residential neighborhood. Parking provisions for 95 cars. Community has met with developer and majority have indicated support of project with exception that convenience food store would generate adverse traffic, congestion, and noise conditions. Recommend approval with provisos.

VOTED: In reference to petitions Z-7246-7251, Hamilton Realty Co., 140-154B North Beacon Street, Brighton, for three forbidden uses and thirty-six variances to erect sixteen four-unit apartment structures in residential (R-.5) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval only with the following provisos: that the convenience store be eliminated from proposed development; that plans, exclusive of store and inclusive of site access, be submitted to the Authority for design review approval. Development would be constructed on land presently an eyesore and nuisance to the residential neighborhood. Parking provisions for 95 cars. Community has met with developer, and majority have indicated support of project with exception that convenience store would generate adverse traffic, congestion, and noise conditions.

Z-7246-7251 140-154B NORTH BEACON ST. BRIGHTON

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7256
Mona Boyd
88 West Springfield Street, Boston

Existing site: Four-story structure

District(s) and Uses(s): Site is in an apartment multifamily (H-2) district. Four residential apartments are allowed use in apartment district.

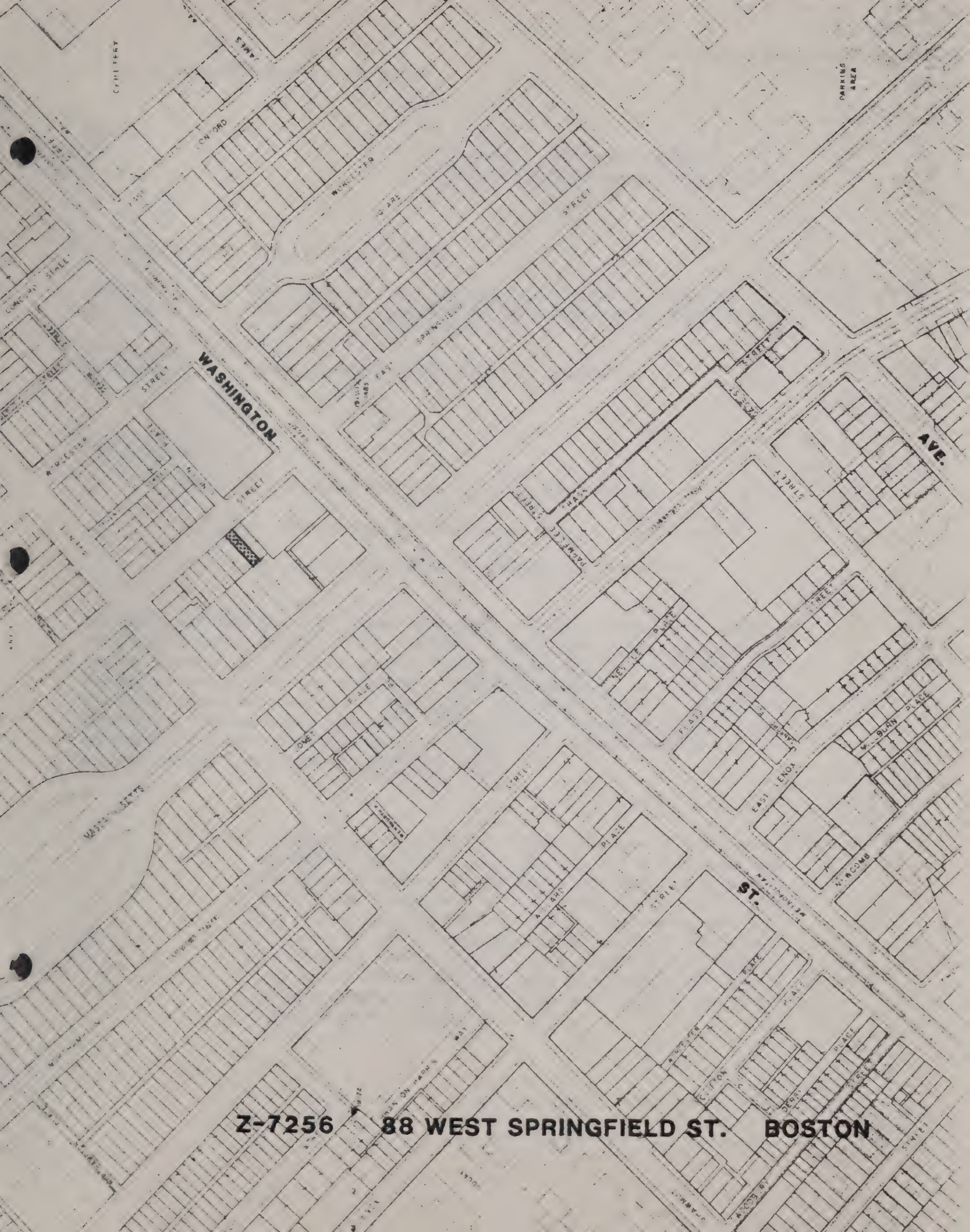
Purpose of petition: Legalize occupancy as four apartments.

Violation(s):

Open space is insufficient.

No record of legal occupancy. Building was formerly a lodging house. Massachusetts Avenue and Worcester Square public miniparks are proximate to site. Recommend approval with proviso.

VOTED: In reference to petition Z-7256, Mona Boyd, 88 West Springfield Street, Boston, for a variance to legalize occupancy for four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. There is no record of legal occupancy. Building was formerly a lodging house. Massachusetts Avenue and Worcester Square public miniparks are proximate to site and would mitigate open space insufficiency on site.


WASHINGTON
STREET
AVE.
ST.
PARKING AREA
EAST SPRINGFIELD STREET
WORCESTER STREET
CONCORD STREET
EAST LENOX STREET
WASHINGTON PARK
Z-7256 88 WEST SPRINGFIELD ST. BOSTON

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7257
Thomas J. Fitzgerald (owner)
538-540 Talbot Avenue, Dorchester

Existing site: Three-story structure

District(s) and Uses(s): Site is in residential three-family/multifamily (R-.8) district. Conversion of dwelling is forbidden use in this district.

Purpose of petition: Change occupancy from 12 to 18 apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, off-street parking are insufficient.

Floor area ratio and number of stories are excessive.

Two years ago the Board of Appeal approved, with Authority concurrence, a petition to rehabilitate a fire-damaged, vacant former lodging house to twelve apartments. The building is still in process of renovation. Petitioner currently proposes to erect a one-story addition on roof of three-story structure and create six additional apartments, four in the addition and two in the basement. Proposal is excessive. Eighteen units without adequate off-street parking would intensify neighborhood traffic and on-street parking conditions. Recommend denial.

VOTED: In reference to petition Z-7257, Thomas J. Fitzgerald, 538-540 Talbot Avenue, Dorchester, for a forbidden use and five variances for change of occupancy from twelve to eighteen apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Building is still in process of renovation. Proposed fourth-story addition and creation of six additional apartments are excessive. Lack of adequate off-street parking would intensify neighborhood traffic and on-street parking conditions.

Z-7257 538-540 TALBOT AVE. DORCHESTER

Board of Appeal Referrals 9/27/84

Hearing: 10/16/84

Z-7259-7260
Richard L. Casey
112-114 Weld Street, Roslindale

Existing site: Vacant land

District(s) and Uses(s): Site is in a local business (L-.5) district. One-family dwellings are allowed in local business district.

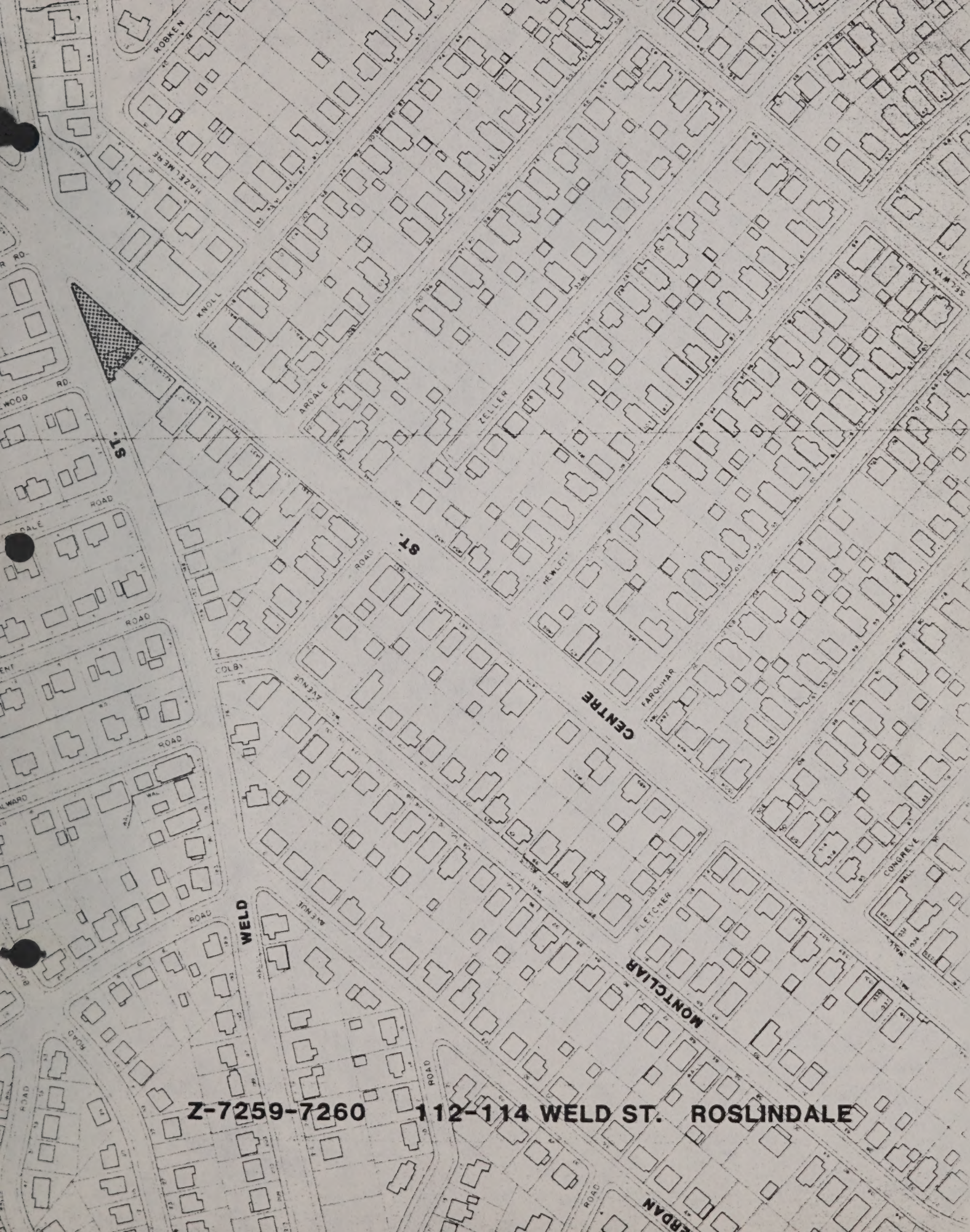
Purpose of petition: Erect two semidetached one-family dwellings.

Violation(s):

Lot area and front and rear yards are insufficient.

Site is in a transitional zone adjacent to a single-family (S-.5) area. Proposed duplex dwelling would be incompatible with single-family character of adjacent neighborhood and with open space requirements of the single-family structure. Abutter is adamantly opposed. Recommend denial.

VOTED: In reference to petitions Z-7259-7260, Richard L. Casey, 112-114 Weld Street, West Roxbury, for three variances to erect two semidetached one-family dwellings in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is in a transitiional zone abutting a single-family (S-.5) area, and therefore proposal would be in violation of S-.5) dimensional requirements. Proposed duplex dwelling would be incompatible with single-family character of adjacent neighborhood. The inadequate setbacks in front, rear, and side yards would detract from open space existing on the adjacent single-family lots.



Z-7259-7260 112-114 WELD ST. ROSLINDALE